WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL) 7/25/09

THIS INSTRUMENT WAS PREPARED BY

BOX 13 #11969

Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142

Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael G. Frazier	AmSouth Bank	72-13-353
(NAME)	(NAME)	
1218 Laurent Street	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Mary Ann (Nobles) Copeland, *unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael G. Frazier and wife, Tina C. Frazier, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 20th Judicial District of Davidson County, Tennessee described as follows:

Being the southerly 471/2 feet of Lot 24 and the northerly 20 feet of Lot 25 in the Nashville Trust Company's Subdivision of Tim H. Moore's Subdivision, as of record in Book 843, page 79, Register's Office for Davidson County, Tennessee.

Said parts of Lots 24 and 25 front together 67 ½ feet on the westerly side of Kline Avenue and run back between parallel lines 200 feet to an alley.

Being the same property conveyed to Earis A. Copeland and Mary Ann (Nobles) Copeland, by deed of record in Instrument No. 20010327-0029358, Register's Office for Davidson County, Tennessee. Earis A. Copeland having since died.

This conveyance is subject to any and all existing restrictions and easements of record.

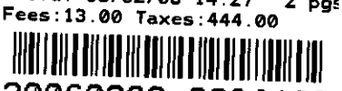
unimproved ☐

This is improved ☒ property, known as 1218 Laurent Street, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 08/02/06 14:27 2 pgs
Fees:13.00 Taxes:444.00



20060802-0094168

Witness my hand this 26th day of July, 2006.

Mary Ann Nobles Copeland

Mary Ann (Nobles) Copeland

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Ann Copeland with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of July, 2006.

Commission expires:

Heidi Jo Clayton

Notary Public

